034.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	446,400 / 446,400
					USE VALUE:	446,400 / 446,400
					ASSESSED:	446,400 / 446,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COONEY LYNNE
Owner 2:	
Owner 3:	
Street 1:	93 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STERN JEFFREY A/ ESTATE -
Owner 2:	-
Street 1:	20375 FRANKLIN AVE
Twn/City:	SARATOGA
St/Prov:	CA Cntry:
Postal:	95070

NARRATIVE DESCRIPTION

This parcel contains 3,067 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Aluminum Exterior and 810 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3067.000	118,700		327,700	446,400
Total Card	0.070	118,700		327,700	446,400
Total Parcel	0.070	118,700		327,700	446,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.11 | /Parcel: 551.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 23511

GIS Ref

GIS Ref

Insp Date 12/07/18

!2790!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	118,800	0	3,067.	327,700	446,500	446,500	Year End Roll	12/18/2019
2019	101	FV	95,100	0	3,067.	297,000	392,100	392,100	Year End Roll	1/3/2019
2018	101	FV	95,100	0	3,067.	281,600	376,700	376,700	Year End Roll	12/20/2017
2017	101	FV	95,100	0	3,067.	245,800	340,900	340,900	Year End Roll	1/3/2017
2016	101	FV	95,100	0	3,067.	209,900	305,000	305,000	Year End	1/4/2016
2015	101	FV	75,600	0	3,067.	194,600	270,200	270,200	Year End Roll	12/11/2014
2014	101	FV	75,600	0	3,067.	161,300	236,900	236,900	Year End Roll	12/16/2013
2013	101	FV	75,600	0	3,067.	153,600	229,200	229,200		12/13/2012

PRINT

Date	Time
12/10/20	18:08:37

LAST REV

Date	Time
10/22/20	10:55:14

danam

2790

USER DEFINED

Prior Id # 1:	23511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERN JEFFREY A	73753-38		12/2/2019	Estate/Div	307,500	No	No		
MC GOFF DAVID	26089-364		2/29/1996		92,000	No	No		Jeffrey Allen Stern dod 3/10/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	786	Addition	200,000	O				
8/22/2003	942	Att. Gar	17,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
7/25/2019	Mail Update	MM	Mary M
12/7/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	189	PATRIOT
8/11/2005	Fieldrev-Chg	BR	B Rossignol
3/21/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/11/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3067		Sq. Ft.	Site		0	64.	1.67	3									327,687						327,700	

Total AC/HA: 0.07041 | Total SF/SM: 3067 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 327,687 | Spl Credit | Total: 327,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	172047
Depreciation:	53334
Depreciated Total:	118712

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

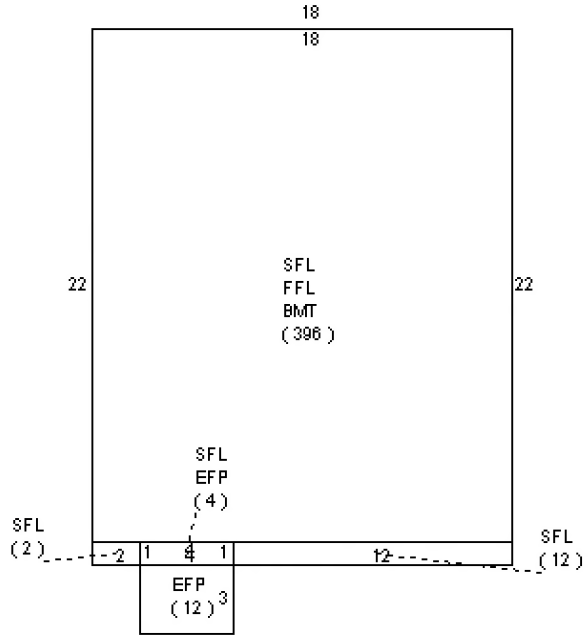
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	97.14
Final Total:	118700	Val/Su SzAd	146.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	414	124.860	51,693
BMT	Basement	396	37.460	14,834
FFL	First Floor	396	124.860	49,446
EFP	Enclos Porch	16	67.150	1,074

Net Sketched Area:	1,222			Total:	117,047
Size Ad	810	Gross Are	1222	FinArea	810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc